



PLANNING COMMISSION

AGENDA REPORT

VII. 3

MEETING DATE: APRIL 27, 2009

ITEM NUMBER:

**SUBJECT: REVIEW OF ZONING APPLICATION ZA-09-13
IN 'N OUT BURGER
3211 HARBOR BOULEVARD**

DATE: APRIL 16, 2009

**FOR FURTHER INFORMATION CONTACT: REBECCA ROBBINS, ASSISTANT PLANNER
714.754.5609**

PROJECT DESCRIPTION

Planning Commission review of ZA-09-13, a planned signing program for a new In 'n Out Burger Restaurant.

APPLICANT

John Puente of In 'n Out Burger is representing the property owner, June O'Connor.

PROJECT CONSULTANT

Sign Program Designer
CNP Signs & Graphics
4530 Mission Gorge Place
San Diego, CA 92120

RECOMMENDATION

Uphold, reverse, or modify the Zoning Administrator's approval of the project.

REBECCA ROBBINS
Assistant Planner

KIMBERLY BRANDT, AICP
Asst. Development Services Director

BACKGROUND

On April 9, 2009, the Zoning Administrator approved ZA-09-13, consisting of a planned signing program to allow 454 square feet of signage for a drive-through restaurant; code permits a total of 924 sq. ft. of combined sign area for the site. As part of the application, the applicant received an increase in allowable size (230 square feet permitted; 232 square feet approved) and height (32 feet permitted; 75 feet requested; 65 feet approved) of the freeway-oriented sign, and decrease in sign separation between the freestanding pole sign and the monument sign on the Harbor Boulevard frontage (minimum 150 feet separation required; approximately 42 feet separation approved). With the exception of these requests, the project complies with all applicable sign standards for commercially zoned properties.

On April 13, 2009 a review of the Zoning Administrator approval was requested by Planning Commission Chair James Righeimer. A full description and discussion of the project is contained within the Zoning Administrator's approval letter, which is attached (Attachment 3). Also attached is one letter received commenting on the project. (Attachment 4)

GENERAL PLAN CONSISTENCY

The planned signing program, as conditioned by the Zoning Administrator, meets General Plan Land Use Objective LU-1B and LU-1C by increasing the productivity and viability of the community's economic base and promoting development which contributes to community and neighborhood identity.

ALTERNATIVES

The Planning Commission may consider the following alternatives:

1. *Uphold the Zoning Administrator's approval of the planned signing program.* This would allow the planned signing program to be implemented.
2. *Reverse the Zoning Administrator's approval of the planned signing program.* The project could not deviate from the Sign Ordinance and a similar request could not be submitted for six months.
3. *Modify the Zoning Administrator's approval of the project.* The project could be constructed but as modified by the Planning Commission.

CONCLUSION

The Zoning Administrator determined that the intent of the Code is met since the signs allow comparable visibility to that permitted by Code and is consistent with existing signage in the area. Therefore staff recommends that the Zoning Approval be upheld.

- Attachments:
1. Draft Planning Commission Resolutions
 2. Request for review
 3. Zoning Administrator's letter of April 9, 2009
 4. Comment letter
 5. Location Map
 6. Plans

cc: Deputy City Manager - Dev. Svs.
Senior Deputy City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

John Puente
13502 Hamburger Lane
Baldwin Park, CA 91706

June O'Connor
P.O. Box 1942
Newport Beach, CA 92649

File: 042709ZA0913Review	Date: 041609	Time: 10:30 a.m.
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RESOLUTION NO. PC-09-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING ZONING
APPLICATION ZA-09-13**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by John Puente authorized agent for property owner June O'Connor, with respect to the real property located at 3211 Harbor Boulevard, requesting a planned signing program for a drive-through restaurant to allow a 75-foot high freeway-oriented sign and a sign separation of approximately 42 feet for the freestanding signs along Harbor Boulevard in a C1 zone; and

WHEREAS, the Zoning Administrator approved Planned Signing Program ZA-09-13 on April 9, 2009 with a modification to allow a maximum height of 65 feet for the freeway-oriented sign; and

WHEREAS, Planning Commission Chair James Righeimer requested a review of ZA-09-13 on April 13, 2009; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 27, 2009.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby upholds the Zoning Administrator's approval and **APPROVES** Zoning Application ZA-09-13 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Zoning Application ZA-09-13 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B", as well as with compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 27TH day of April, 2009.

James Righeimer, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Kimberly Brandt, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on April 27, 2009, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS (If approved)

- A. The planned signing program presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(8) in that:
1. The proposed signs, as modified by the conditions of approval, are consistent with the intent of the Sign Code and General Plan Land Use Objective LU-1B and LU-1C, by increasing the productivity and viability of the community's economic base and promoting development which contributes to community and neighborhood identity.
 2. The proposed signs, as modified by the conditions of approval, are consistent with other existing signage in design and construction – taking into account sign style and shape, materials, letter style, colors, and illumination.
 3. The proposed signs are compatible with the site and buildings they identify – taking into account materials, colors, and design motif.
 4. Approval does not constitute a grant of special privilege or allow substantially greater visibility than what the standard sign provisions would allow because both the amount of total sign area and freestanding sign area is less than Code allows. Additionally, the height of the freeway-oriented sign, as modified by the conditions of approval, allows comparable visibility to what Code permits due to the properties location next to an elevated portion of the I-405 freeway, is the same as approved for two other freeway-oriented signs in the area, and is only two square feet larger than allowed by Code. Lastly, the reduced separation between the two freestanding signs along Harbor Boulevard will not contribute to visual clutter because of the low-profile of the southern most freestanding sign verses the height of the freeway-oriented sign.
- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15311 for Accessory Structures to existing commercial facilities.
- C. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- PIng.
1. Number, area, and height of all signs shall not exceed that outlined in the planned signing program approved for ZA-09-13; except as modified by condition of approval number 2.
 2. The freestanding freeway-oriented pole sign shall not exceed 65 feet in height.
 3. All newly installed signs shall be in conformance to the requirements and intent of this planned signing program, as well as other applicable Codes and regulations. Any sign not meeting the specific criteria outlined in the planned signing program will not be permitted.
 4. Any modification, addition, or deletion to the approved planned signing program shall be reviewed by the Planning Division to determine if an amendment to the planned signing program is necessary.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- | | |
|--------------|--|
| Plng. | 1. Approval of the zoning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant obtains sign permits for the authorized construction and initiates construction. If the applicant is unable to obtain sign permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the zoning application. |
| | 2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. The City's Sign Ordinance shall apply for all cases not specifically covered by this sign program. |
| | 3. Street address shall be displayed on both eight-foot high freestanding monument signs in a manner visible to the public street. Numerals shall be a minimum 12" in height with not less than 3/4" stroke and shall contrast sharply with the background. |
| Bus.
Lic. | 4. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections will not be granted until all such licenses have been obtained. |
| Bldg. | 5. Comply with the requirements of the 2007 California Building Code. |
| | 6. Structural analysis by a California licensed engineer and electrical plan shall be submitted to the Building Division. |
| Eng. | 7. A Construction Access Permit and deposit of \$730 will be required by City of Costa Mesa, Engineering Division prior to start of any on-site work, necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements. |
| | 8. Signs shall be located so that foundations and overhangs are completely behind property lines. No part of any sign, foundation and appurtenance shall be allowed to encroach into the public right-of-way. |
| Trans. | 9. Locations of all new signs shall comply with Ground Sign Requirements to avoid obstructing visibility at drive approaches and corners. |

RESOLUTION NO. PC-09-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA DENYING ZA-09-13**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by John Puente authorized agent for property owner June O'Connor, with respect to the real property located at 3211 Harbor Boulevard, requesting a planned signing program for a drive-through restaurant to allow a 75-foot high freeway-oriented sign and a sign separation of approximately 42 feet for the freestanding signs along Harbor Boulevard in a C1 zone; and

WHEREAS, the Zoning Administrator approved Planned Signing Program ZA-09-13 on April 9, 2009 with a modification to allow a maximum height of 65 feet for the freeway-oriented sign; and

WHEREAS, Planning Commission Chair James Righeimer requested a review of ZA-09-13 on April 13, 2009; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 27, 2009.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby reverses the Zoning Administrator's decision and **DENIES** Zoning Application ZA-09-13 with respect to the property described above.

PASSED AND ADOPTED this 27TH day of April, 2009.

James Righeimer, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (If denied)

- A. The planned signing program presented does not substantially comply with Costa Mesa Municipal Code Section 13-29(g)(8) in that:
 - 1. The proposed signs are not consistent with the intent of the Sign Code.
 - 2. The proposed signs are not consistent with other existing signage in design and construction – taking into account sign style and shape, materials, letter style, colors, and illumination.
 - 3. The proposed signs are not compatible with the site and buildings they identify – taking into account materials, colors, and design motif.
 - 4. Approval would constitute a grant of special privilege or allow substantially greater visibility than what the standard sign provisions would allow.
- B. The Costa Mesa Planning Commission has denied ZA-09-13. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a), CEQA does not apply to this project because it has been rejected and will not be carried out.



City of Costa Mesa

- ☐ Appeal of Planning Commission Decision - \$1070.00
☐ Appeal of Zoning Administrator/Staff Decision - \$670.00

APPLICATION FOR APPEAL, REHEARING, OR REVIEWApplicant Name* In N Out BurgerAddress 3211 Harbor Blvd

Phone _____ Representing _____

REQUEST FOR: ☐ REHEARING ☐ APPEAL ☒ REVIEW**

Decision of which appeal, rehearing, or review is requested: (give application number, if applicable, and the date of the decision, if known.)

ZA-09-12ZA-09-13ZA decision on April 9, 2009Decision by: Zoning Administrator

Reasons for requesting appeal, rehearing, or review:

Planning Commission Chair Jim Righermer requests review of the two Zoning Administrator approvals noted above.

Date: 4-13-09Signature: 

*If you are serving as the agent for another person, please identify the person you represent and provide proof of authorization.

**Review may be requested only by Planning Commission, Planning Commission Member, City Council, or City Council Member

For office use only – do not write below this line

SCHEDULED FOR THE CITY COUNCIL/PLANNING COMMISSION MEETING OF:

If appeal, rehearing, or review is for a person or body other than City Council/Planning Commission, date of hearing of appeal, rehearing, or review:

**CITY OF COSTA MESA**

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

April 9, 2009

John Puente
In-N-Out Burger
13502 Hamburger Lane
Baldwin Park, CA 91706

RE: PLANNED SIGNING PROGRAM ZA-09-13
3211 HARBOR BOULEVARD, COSTA MESA

Dear Mr. Puente:

Review of the planned signing program for the above-referenced property has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval (attached). The decision will become final at 5 p.m. on April 16, 2009, unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Rebecca Robbins, at (714) 754-5609 or rrobbins@ci.costa-mesa.ca.us.

Sincerely,

KIMBERLY BRANDT, AICP
Zoning Administrator

Attachments: Project description
Findings
Conditions of approval
Approved conceptual plans

cc: Engineering
Fire Protection Analyst
Building Division

PROJECT DESCRIPTION AND ANALYSIS

- The applicant requests a Planned Signing Program (PSP) for a fast food restaurant (In-N-Out Burger) located at 3211 Harbor Boulevard. The request involves:
 1. One, 232 square-foot freestanding pole sign, 75 feet in height
 2. Two, 43 square-foot monument signs, each 8 feet in height
 3. Four, 34 square-foot building signs
 4. Two, 3 square-foot directional signs
 5. One, 13 square-foot menu display
- Proposed deviations from the Sign Ordinance including the following:
 1. Maximum size and height of the freeway-oriented sign.
 2. Separation between freestanding signs on the same street frontage (Harbor Boulevard).

Freeway-Oriented Sign:

- Additional sign height is justified because the I-405 is elevated in the vicinity of this property. However, although a 75-foot height is proposed, a 65-foot high sign would allow comparable visibility to that enjoyed by the permitted 32-foot height when placed next to an on-grade freeway. Additionally, staff's modification to a 65-foot height is consistent with past planned signing program approvals for two other signs in this area; the Vagabond Inn at 3205 Harbor Boulevard and the Arco station at 3201 Harbor Boulevard.
- In exchange for allowing the increase in sign height and size (230 square feet permitted; 232 square feet proposed) for the freeway-oriented sign, the applicant is proposing freestanding signage that is significantly less than what the current sign code allows for the development, minimizing visual clutter. Additionally, code permits a total of 924 sq. ft. of combined sign area; 454 sq. ft. is proposed.

Freestanding Sign Separation:

- The separation between the freestanding pole sign and the monument sign on the Harbor Boulevard frontage is approximately 42 feet; Code requires a minimum 150 feet separation to minimize visual clutter.
- The proposed signs will not create visual clutter because the southerly freestanding monument sign will be low-profile (8 feet in height) and is intended for visibility along the Harbor Boulevard frontage. The freestanding pole sign (65 feet in height) is intended for visibility along the I-405 Freeway.

Additional Discussion:

- Address numerals, minimum 12 inches high with sharp contrast to the background, will be required to be placed on the eight-foot high monument signs proposed for both frontages.

Conclusion:

- Although deviations are requested, the intent of the Code is met since the signs, as modified by staff, allow comparable visibility to that permitted by Code while reflecting the properties location adjacent to an elevated freeway, allows the freeway-oriented sign to integrate with existing signage in the area, and are placed to reduce visual clutter.
- The proposed signage meets General Plan Land Use Objective LU-1B and LU-1C by increasing the productivity and viability of the community's economic base and promoting development which contributes to community and neighborhood identity.

FINDINGS

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(8) in that the proposed planned signing program as modified by staff, in that:
 - a. The proposed amendment is consistent with the intent of the Sign Code and General Plan Land Use Objective LU-1B and LU-1C, by increasing the productivity and viability of the community's economic base and promoting development which contributes to community and neighborhood identity.
 - b. The proposed signs are consistent with other existing signage in design and construction – taking into account sign style and shape, materials, letter style, colors, and illumination.
 - c. The proposed signs are compatible with the site and buildings they identify – taking into account materials, colors, and design motif.
 - d. Approval does not constitute a grant of special privilege or allow substantially greater visibility than what the standard sign provisions would allow because both the amount of total sign area and freestanding sign area is less than Code allows. Additionally, the height of the freeway-oriented sign, as modified by staff, allows comparable visibility to what Code permits due to the properties location next to an elevated portion of the I-405 freeway, is the same as approved for two other freeway-oriented signs in the area, and is only two square feet larger than allowed by Code. Lastly, the reduced separation between the two freestanding signs along Harbor Boulevard will not contribute to visual clutter because of the low-profile of the southern most freestanding sign verses the height of the freeway-oriented sign.
- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15311 for Accessory Structures to existing commercial facilities.
- C. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Plng. 1. Number, area, and height of all signs shall not exceed that outlined in the planned signing program approved for ZA-09-13.
2. The freestanding freeway-oriented pole sign shall not exceed 65 feet in height.
3. All newly installed signs shall be in conformance to the requirements and intent of this planned signing program, as well as other applicable Codes and regulations. Any sign not meeting the specific criteria outlined in the planned signing program will not be permitted.
4. Any modification, addition, or deletion to the approved planned signing program shall be reviewed by the Planning Division to determine if an amendment to the planned signing program is necessary.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. Approval of the zoning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant obtains sign permits for the authorized construction and initiates construction. If the applicant is unable to obtain sign permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the zoning application.
2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. The City's Sign Ordinance shall apply for all cases not specifically covered by this sign program.
3. Street address shall be displayed on both eight-foot high freestanding monument signs in a manner visible to the public street. Numerals shall be a minimum 12" in height with not less than 3/4" stroke and shall contrast sharply with the background.
- Bus. 4. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections will not be granted until all such licenses have been obtained.
- Lic.
- Bldg. 5. Comply with the requirements of the 2007 California Building Code.
6. Structural analysis by a California licensed engineer and electrical plan shall be submitted to the Building Division.
- Eng. 7. A Construction Access Permit and deposit of \$730 will be required by City of Costa Mesa, Engineering Division prior to start of any on-site work, necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.
8. Signs shall be located so that foundations and overhangs are completely behind property lines. No part of any sign, foundation and appurtenance shall be allowed to encroach into the public right-of-way.
- Trans. 9. Locations of all new signs shall comply with Ground Sign Requirements to avoid obstructing visibility at drive approaches and corners.

4/7/09

City of Costa Mesa
Planning Administrator

To Whom It May Concern:

I live at 1635 Iowa Street off of Gisler and Harbor and recently received the city notice regarding a new IN-N OUT burger for zoning application ZA-09-12, and ZA-09-13 at 3211 Harbor Boulevard. I want to express my concerns pertaining to the hours of walk up food service as well as the height of the sign.

First I do not think it is in the best interest of the community to have a fast food location that allows walk up service and outside dining past 10PM...during the week or on the weekends. The element of people that this will attract is not something that we should support in our community. If they have an inside dining area that people can park and eat inside I can understand, but being familiar with IN-N-OUT I realize an outside dining only area or walk up service past 10PM promotes an element that I would prefer not attract so close to my home and community that I have invested in.

While I love the food and will more than likely patron; I do not think a sign above our city code of 25 feet should be allowed just because it is near the freeway. If IN-N-OUT wants to advertise for freeway traffic they should do this with billboards and not continue the pattern of the Vagabond Inn, Car Max and Dennys that we as residents have to view every day. I can attest that it lowers my own view of the area I live in because it reflects the older neighborhoods and not a newer cleaner image of a nice neighborhood that I would hope we can move towards...

I feel very strongly the sign should remain at the approved city code height level of no more than 25 feet (32 ft at the most- height of existing sign), and walk up and outside dining should not be allowed after 10PM.

Please feel free to contact me with any questions...



Jason Martin
(949) 293-3185
1635 Iowa St #A Condo Owner
Costa Mesa 92626

Location Map



(C) 2002-8 www.GeoPrints.NET

PLANNED SIGNING PROGRAM FOR

IN-N-OUT
BURGER

3211 HARBOR BLVD.
COSTA MESA, CA 92626

ZONING: C-1 LOCAL BUSINESS

(PROPERTY OWNER SIGNATURE AND APPROVAL
FOR SIGN PERMIT NOT REQUIRED)

FOR MINOR CONDITIONAL USE PERMIT/
ADMINISTRATIVE ADJUSTMENT NO. 41-09-13

Approval in Concept

SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.

BY PR-1013 DATE 4/9/09

PROPERTY OWNER & ADDRESS

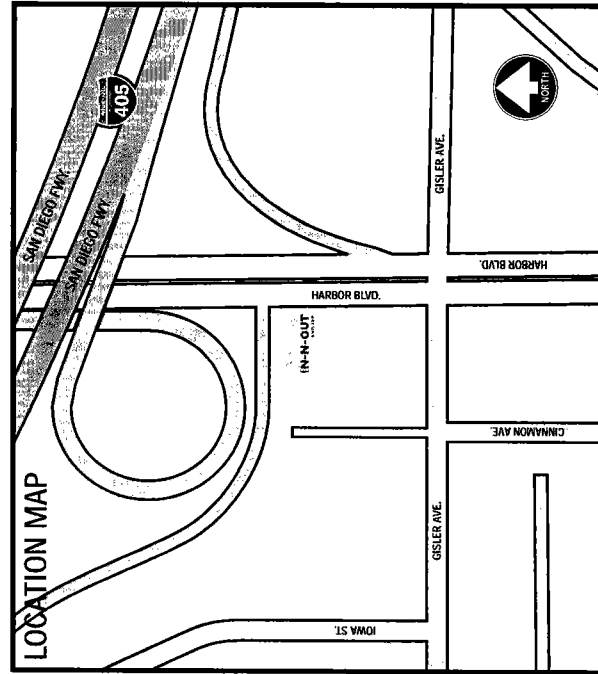
OWNER: JUNE LEE O'CONNOR
ADDRESS: 355 22ND ST.
COSTA MESA, CA 92627

PROGRAM DESIGNER

CNP
SIGNS & GRAPHICS

CNP SIGNS & GRAPHICS
4530 MISSION GORGE PLACE
SAN DIEGO, CA 92120

LOCATION MAP



TITLE PAGE - PAGE 1
IN-N-OUT BURGER

SIGN TYPE	DESCRIPTION	SIGN LOCATION				QUANTITY	SIGN AREA (SQUARE FEET)	HT. CLEARANCE OF SIGN FROM THE GROUND (FEET)	HEIGHT OR LENGTH LIMITATIONS (FEET)	ILLUMINATION (Y/N)
		FREESTANDING	BUILDING	CANOPY	PROJECTING					
POLE SIGN A1	D/F INTERNALLY ILLUMINATED POLE SIGN	X				1	232 S.F.	57'-9"	7'-0" MAX. OAH	Y
MONUMENT SIGN A2 A3	D/F INTERNALLY ILLUMINATED MONUMENT SIGN	X				2	43.1 S.F.	8 1/2"	8'-0" MAX. OAH	Y
BUILDING SIGN B1 B2 B3 B4	S/F INTERNALLY ILLUMINATED WALL SIGN		X			4	33.8 S.F.	15'-6" (TYP. OF 4)	NONE; TYP. SIGNS PER I.N.O. STDS.	Y
DIRECTIONAL SIGN C1 B2	D/F INTERNALLY ILLUMINATED DIRECTIONAL SIGN	X				2	3.0 S.F.	1'-6"	3'-0" MAX. OAH	Y
MENU D1	S/F INTERNALLY ILLUMINATED MENU DISPLAY	X				1	12.8 S.F.	1'-11 3/4"	6'-5" MAX. OAH	Y
TOTAL:		6	4			10	324.7 S.F.			
TOTAL AREA OF ALL SIGNS:							472.2 S.F.			

1. MINIMUM / MAXIMUM SIZE OF TENANT SIGNS (INCLUDING LETTER HEIGHTS)

- MAXIMUM WALL SIGN (TYP. OF 4) - 45.7 SQUARE FEET OVERALL; 15" COPY HEIGHT
- NOTE: IN-N-OUT ONLY TENANT/ ALL SIGNS PER IN-N-OUT CORPORATE STANDARDS.

2. MINIMUM / MAXIMUM SIGN AREA FOR MONUMENT SIGNS

- MONUMENT SIGN ONLY PROPOSED IN ONE SIZE; 8 FEET OAH/ 71.2 SQUARE FEET
- NOTE: IN-N-OUT ONLY TENANT/ ALL SIGNS PER IN-N-OUT CORPORATE STANDARDS.

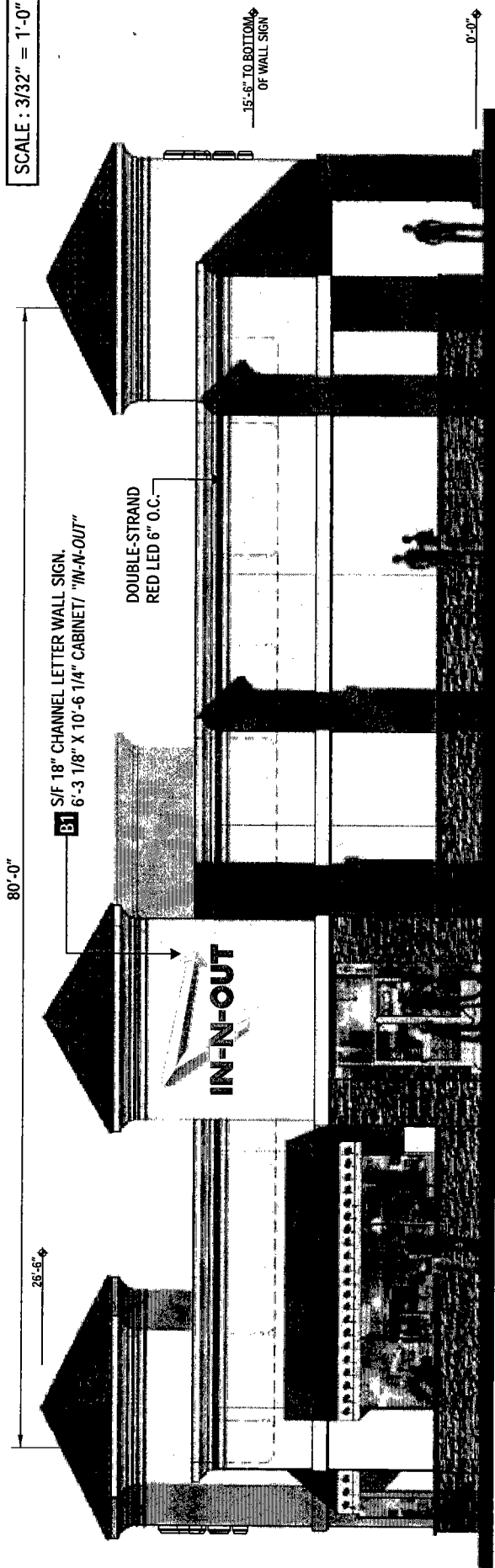
3. SPECIFICATIONS (REQ'D COLORS/ SIGN TYPE)

- COLORS PER IN-N-OUT STANDARDS ONLY (MATERIAL AND COLOR SPECIFICATIONS FOUND ON EACH PAGE - 3,4,5,6 & 7 - OF SIGN PROGRAM)
- ALL SIGNS TO BE INTERNALLY ILLUMINATED WITH FLUORESCENT OR NEON ILLUMINATION.

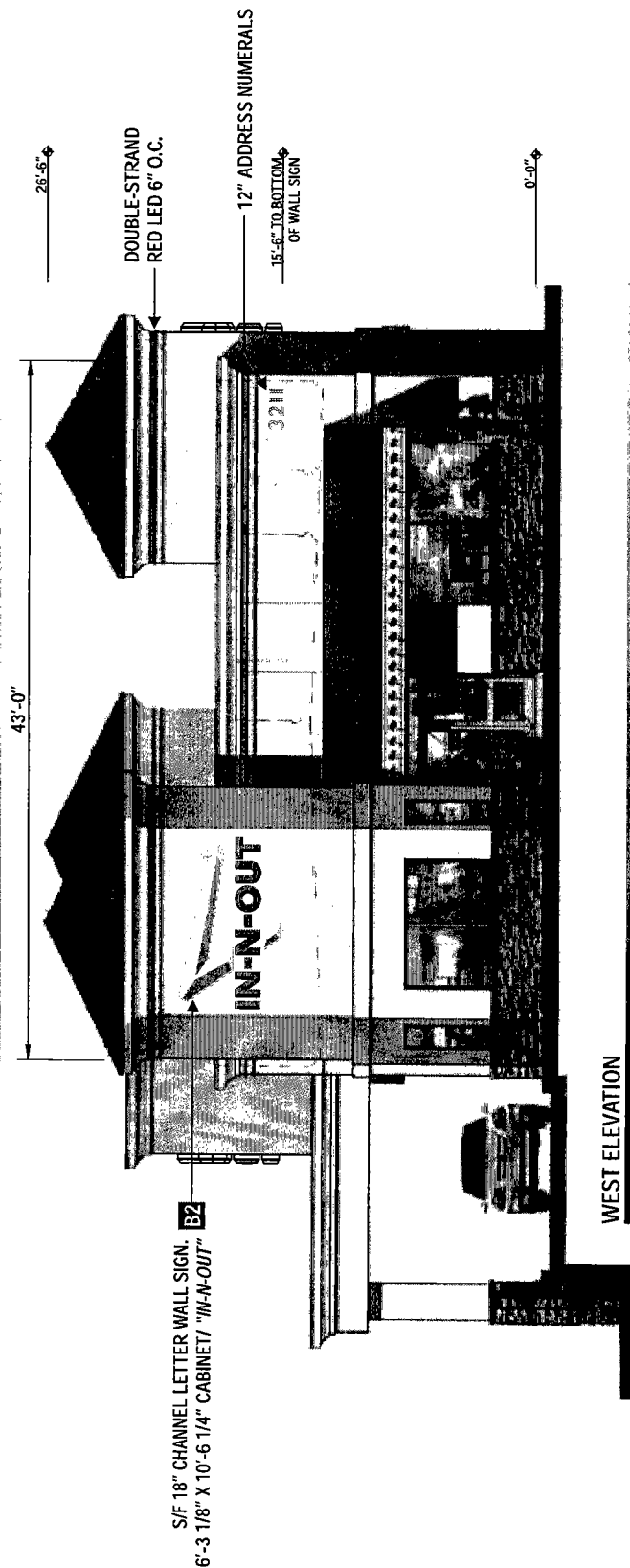
4. EXCLUSIONS/ PROHIBITED SIGNS

- NOTE: IN-N-OUT ONLY TENANT/ ALL SIGNS PER IN-N-OUT CORPORATE STANDARDS.

SCALE : 3/32" = 1'-0"

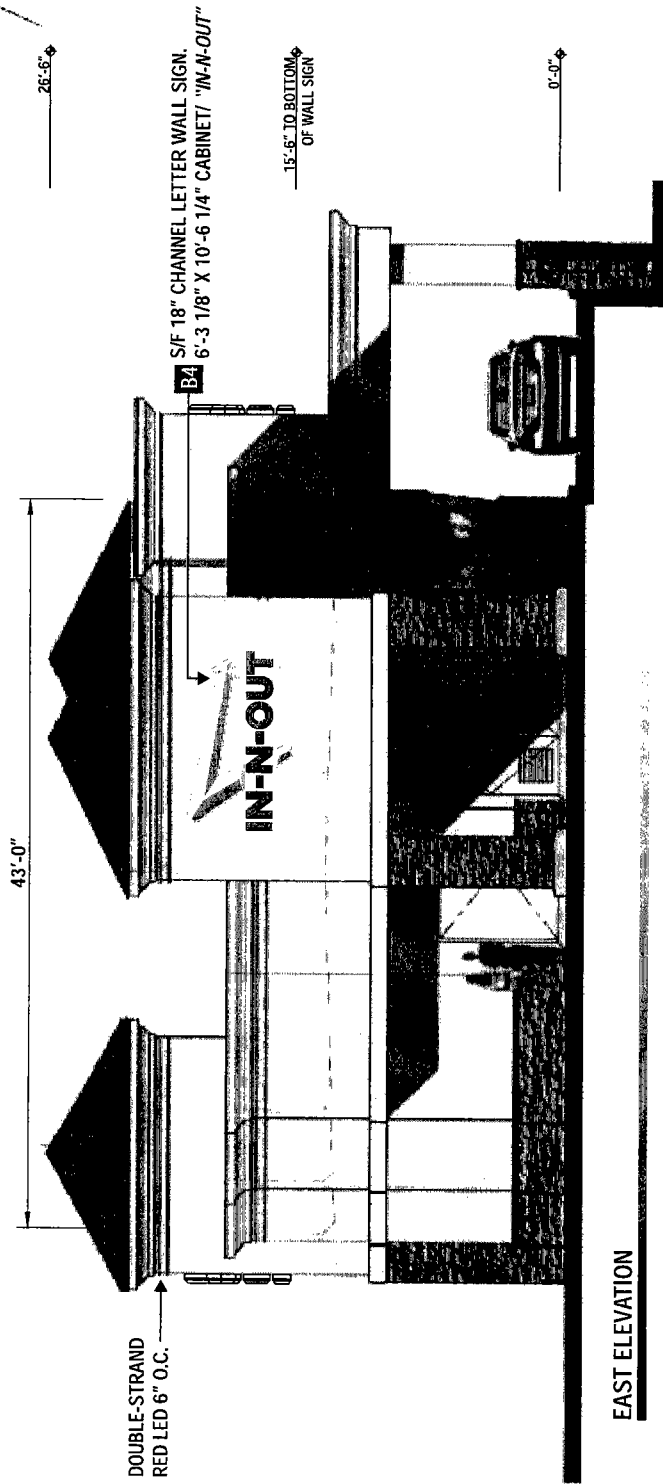
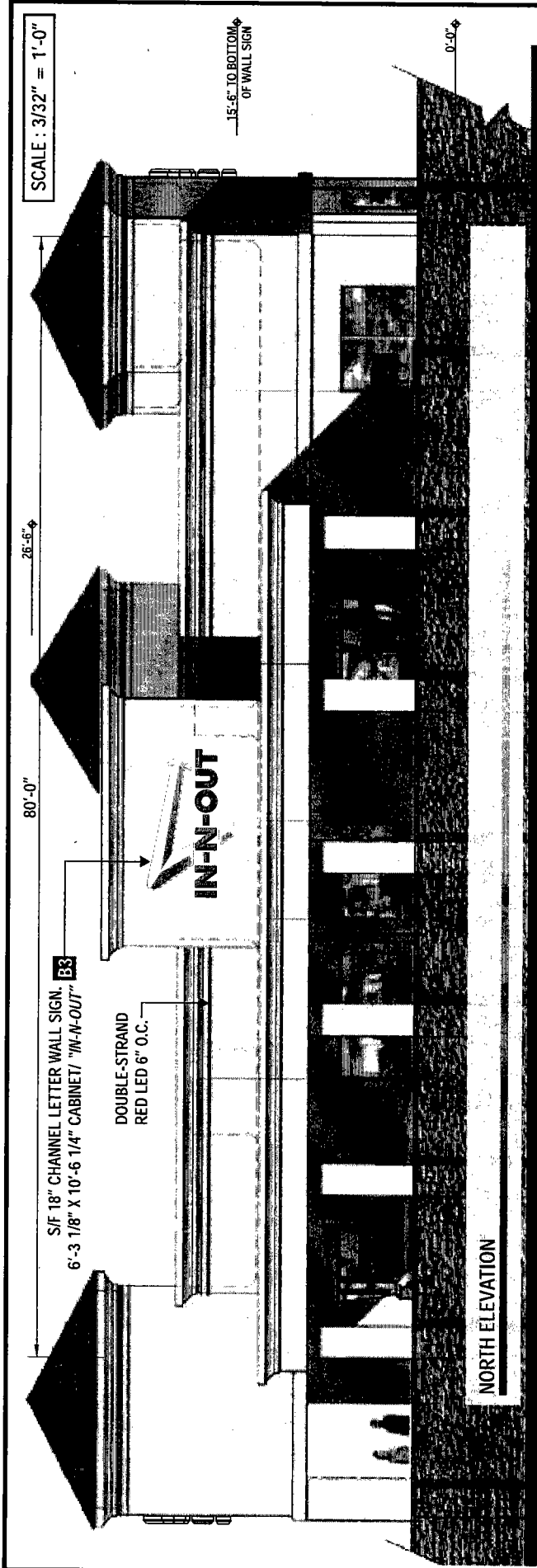


SOUTH ELEVATION

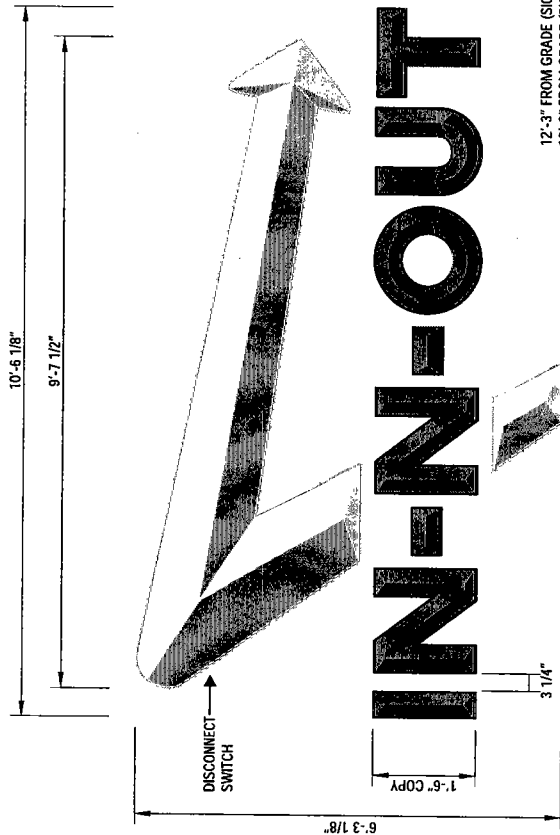


WEST ELEVATION

- NOTES:
1. PROVIDE DIMENSION OF THE ENTIRE BUILDING ELEVATION.
 2. PROVIDE LOCATION OF WALL SIGNS AND LOCATION CRITERIA (E.G. DIMENSIONS) INCLUDING HEIGHT ABOVE GROUND.
 3. FOR DEVELOPMENT WITH UNIQUE ARCHITECTURAL FEATURES REQUIRING CUSTOMIZED SIGN LOCATIONS, SHOW AS MANY ELEVATIONS AS NECESSARY USING PAGE NUMBERS 3A, 3B, ETC.
 4. ALL SIGN TYPES MAY BE SHOWN ON ONE SET OF ELEVATIONS.



- NOTES:
1. PROVIDE DIMENSION OF THE ENTIRE BUILDING ELEVATION.
 2. PROVIDE LOCATION OF WALL SIGNS AND LOCATION CRITERIA (E.G. DIMENSIONS) INCLUDING HEIGHT ABOVE GROUND.
 3. FOR DEVELOPMENT WITH UNIQUE ARCHITECTURAL FEATURES REQUIRING CUSTOMIZED SIGN LOCATIONS, SHOW AS MANY ELEVATIONS AS NECESSARY USING PAGE NUMBERS 3A, 3B, ETC.
 4. ALL SIGN TYPES MAY BE SHOWN ON ONE SET OF ELEVATIONS.



ELEVATION VIEW

SIGN SPECIFICATIONS:

S/F INTERNALLY ILLUMINATED ALUMINUM CHANNEL SIGN DISPLAY WITH FORMED FACES & ARROW. COLORS ARE PER BELOW:

ARROW: FABRICATED CHANNEL WITH RETURNS PAINTED TO MATCH "BONE CHINA" SP 514 BY DUNN EDWARDS W/ SATIN FINISH. FORMED YELLOW #2037 ACRYLIC PLASTIC FACES WITH 1" YELLOW TRIMCAP EDGES. DOUBLE-TUBE 15MM GRID 'CLEAR GOLD 2' NEON ILLUMINATION.

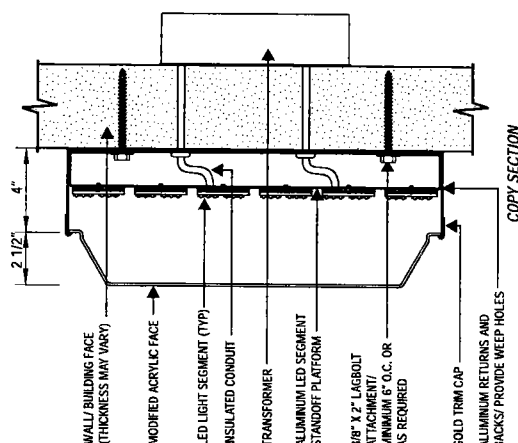
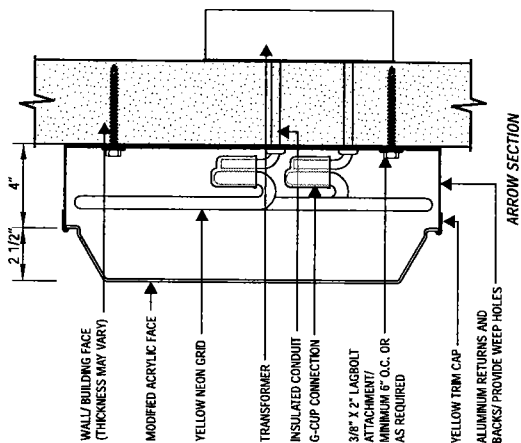
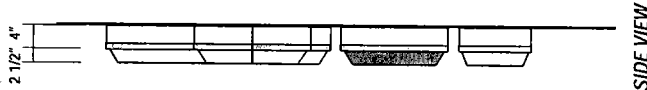
COPY: FABRICATED CHANNEL WITH RETURNS PAINTED TO MATCH "BONE CHINA" SP 514 BY DUNN EDWARDS W/ SATIN FINISH. FORMED RED #211-1 ACRYLIC PLASTIC FACES W/ GOLD TRIMCAP EDGES. INSIDE OF CHANNEL LETTERS TO BE PRE-COATED RED ALUMINUM.

S/F 6' X 10' ILLUMINATED WALL SIGN @ 33.8 SQ. FT.

SCALE: 3/8" = 1'-0"

SIGN TYPES: B1 B2 B3 B4

DESCRIPTION:
S/F 18" CHANNEL LETTER WALL SIGN.
6'-3 1/8" X 10'-6 1/4" CABINET/ "IN-N-OUT"



NOTE: ALL LIGHTING COMPONENTS TO BE UL LISTED. PROVIDE DISCONNECT SWITCH. ARROW TO BE ILLUMINATED WITH 15MM YELLOW NEON AS REQ'D/ RED LED ILLUMINATION FOR COPY (AS SHOWN).

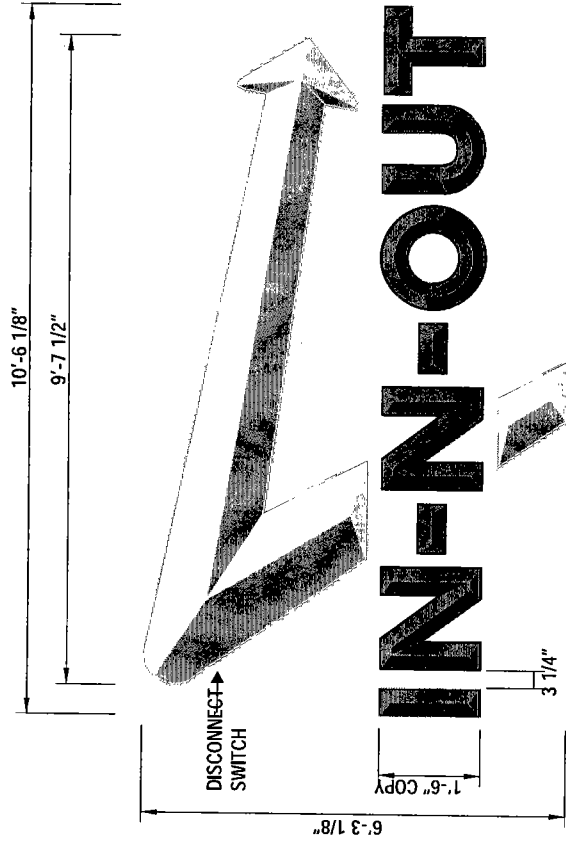
SECTION & ATTACHMENT DETAIL

SCALE: NTS

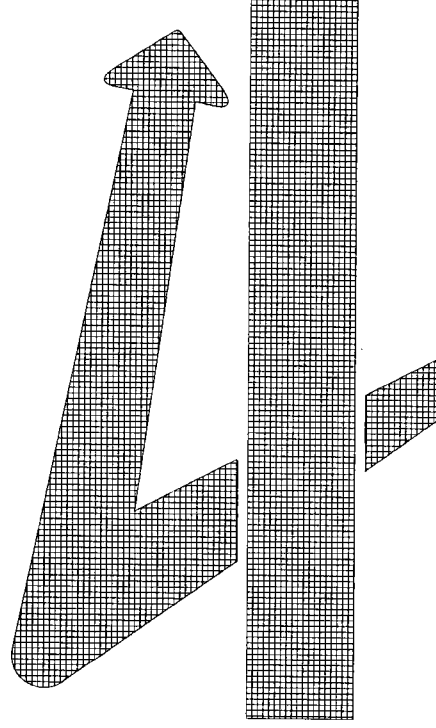
SIGN SPECIFICATIONS - PAGE 4A
IN-N-OUT BURGER

SIGN TYPES: B1 B2 B3 B4

DESCRIPTION:
S/F 18" CHANNEL LETTER WALL SIGN.
AREA CALCULATION



ELEVATION VIEW



1 SQ. INCH

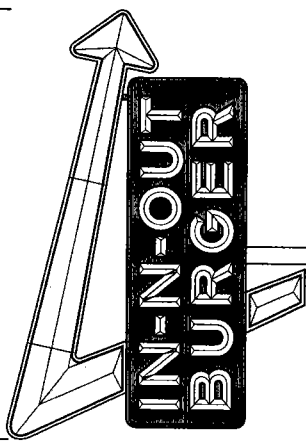
SQUARE FOOTAGE	
UPPER ARROW:	15.6 SQ FT
LETTERS:	16.9 SQ FT
LOWER ARROW:	1.3 SQ FT
33.8 SQUARE FEET TOTAL AREA	

S/F 6' X 10' ILLUMINATED WALL SIGN @ 33.8 SQ. FT.

SCALE: 3/8" = 1'-0"

3'-0"

25'-6"



7'-0" CABINET

17'-3"

21'-5" CABINET

57'-9" FROM GRADE

17'-3"
7'-0" CABINET

LANDSCAPED AREA: GRASS
WITH SMALL FOLIAGE

ELEVATION VIEW

SIDE VIEW

SIGN TYPES: **A1**

DESCRIPTION:

D/F INTERNALLY ILLUMINATED POLE SIGN
7'-0" X 21'-5" CABINET @ 75'-0" OA. HT.

SCALE : 3/32" = 1'-0"

SIGN SPECIFICATIONS:

D/F INTERNALLY ILLUMINATED POLE SIGN W/ ALUMINUM
CABINET & ARROW W/ FORMED FACES. COLORS ARE PER
BELOW:

ARROW: FABRICATED CHANNEL WITH RETURNS PAINTED
TO MATCH PMS YELLOW "C" W/ SATIN FINISH.
FORMED YELLOW #2037 ACRYLIC PLASTIC FACES
WITH 1" YELLOW TRIMCAP EDGES. DOUBLE-TUBE
15MM GRID 'CLEAR GOLD 2' NEON ILLUMINATION.

CABINET: FABRICATED CABINET & RETAINERS PAINTED TO
INO 443 RED W/ SATIN FINISH. FORMED RED
#211-1 ACRYLIC PLASTIC FACES W/ WHITE
LETTERS. HO FLUORESCENT LAMP ILLUMINATION.

POLE: STANDARD PIPE AS REQ'D/ PAINT TO MATCH DUNN
EDWARDS 'BONE CHINA WHITE'.

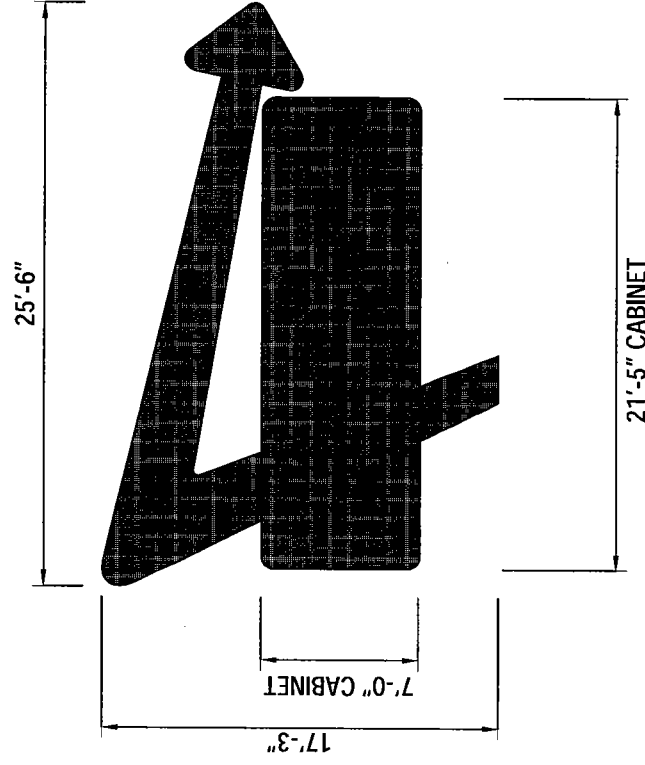
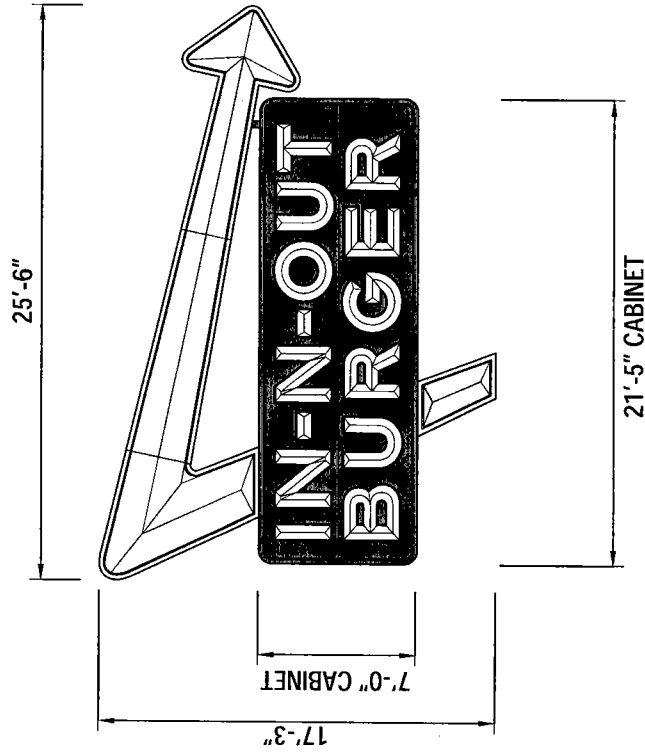
SIGN SPECIFICATIONS - PAGE 4C
IN-N-OUT BURGER

D/F POLE SIGN @ 232 SQUARE FEET

SIGN TYPES: **A1**

DESCRIPTION:
D/F INTERNALLY ILLUMINATED POLE SIGN
AREA CALCULATION

SCALE : 1/8" = 1'-0"



• = 1 SQ. INCH

SQUARE FOOTAGE

UPPER ARROW: 78.5 SQ FT

CABINET: 145.7 SQ FT

LOWER ARROW: 7.8 SQ FT

232 SQUARE FEET TOTAL AREA

D/F POLE SIGN @ 232 SQUARE FEET

SIGN SPECIFICATIONS - PAGE 4D
IN-N-OUT BURGER

SIGN TYPES: **A2** **A3**

DESCRIPTION:

D/F INTERNALLY ILLUMINATED MONUMENT
SIGN, 3'-0" X 9'-0" @ 8'-0" O.A. HT.

SCALE : 3/8" = 1'-0"

SIGN SPECIFICATIONS:

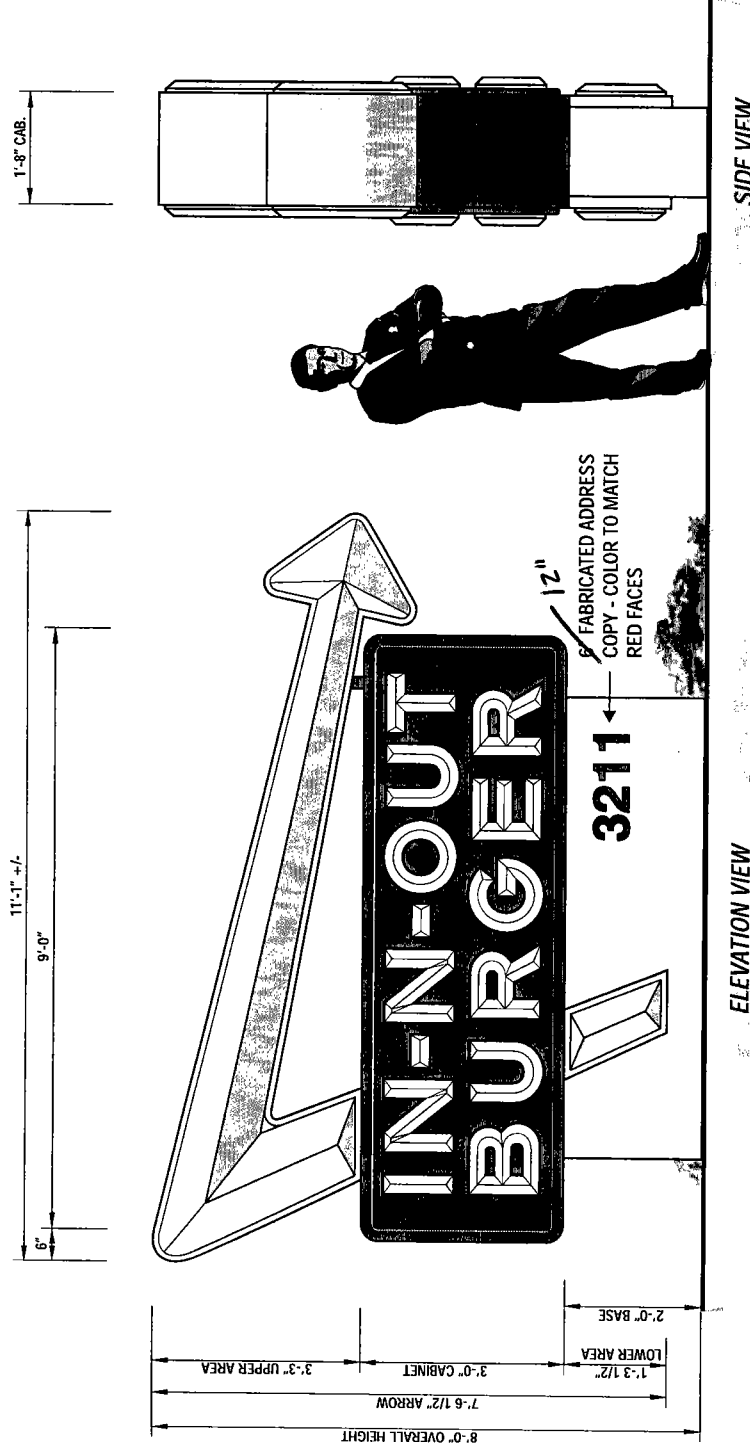
D/F INTERNALLY ILLUMINATED MONUMENT
SIGN W/ ALUMINUM CABINET & ARROW W/
FORMED FACES. COLORS ARE PER BELOW:

ARROW: FABRICATED CHANNEL WITH
RETURNS PAINTED TO MATCH PMS
YELLOW "C" W/ GLOSS FINISH.
FORMED YELLOW #2037 ACRYLIC
PLASTIC FACES WITH 1" YELLOW
TRIMCAP EDGES. DOUBLE-TUBE
15MM GRID 'CLEAR GOLD 2' NEON
ILLUMINATION.

CABINET: FABRICATED CABINET &
RETAINERS PAINTED TO MATCH INO
#95 RED LACRYL W/ GLOSS FINISH.
FORMED ACRYLIC FACES TO HAVE
SECOND SURFACE PAINTED
GRAPHICS. BACKGROUND COLOR
TO BE PAINTED INO 443 RED
(25%CLEAR). LETTER COLOR TO BE
PAINTED WHITE. NO FLUORESCENT
LAMP ILLUMINATION.

BASE: FABRICATED ALUMINUM BASE
PAINTED TO MATCH DUNN
EDWARDS "BONE CHINA" #514 W/
FINE TEXTCOTE FINISH. LOWER END
OF ARROW TO BE FABRICATED INTO
BASE & ILLUMINATED AS REQUIRED.

LANDSCAPED AREA: GRASS
WITH SMALL FOLIAGE

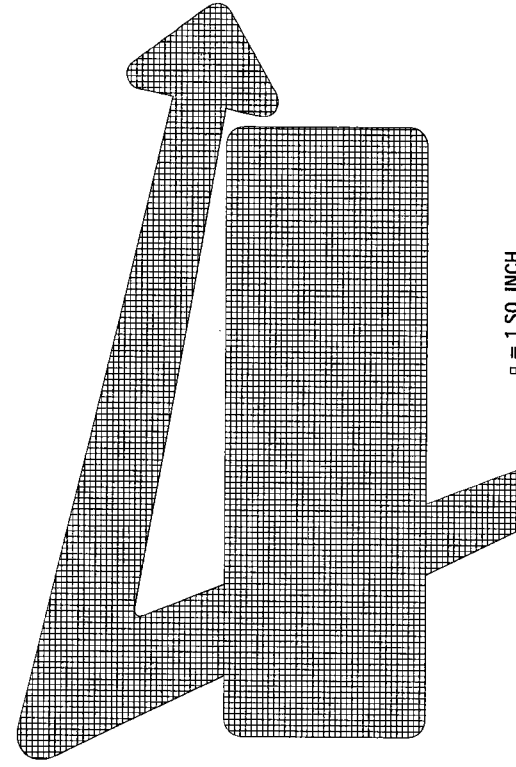
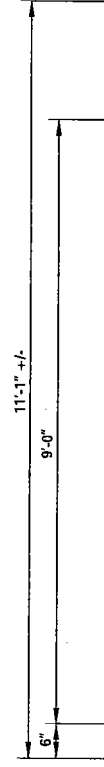
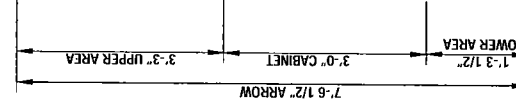
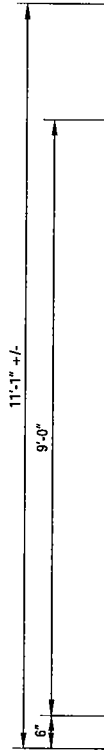


D/F MONUMENT SIGN @ 43.1 SQUARE FEET (TYP. OF 2)

SIGN TYPES: **A2** **A3**

DESCRIPTION:
D/F INTERNALLY ILLUMINATED MONUMENT
SIGN AREA CALCULATION

SCALE : 3/8" = 1'-0"



□ = 1 SQ. INCH

SQUARE FOOTAGE

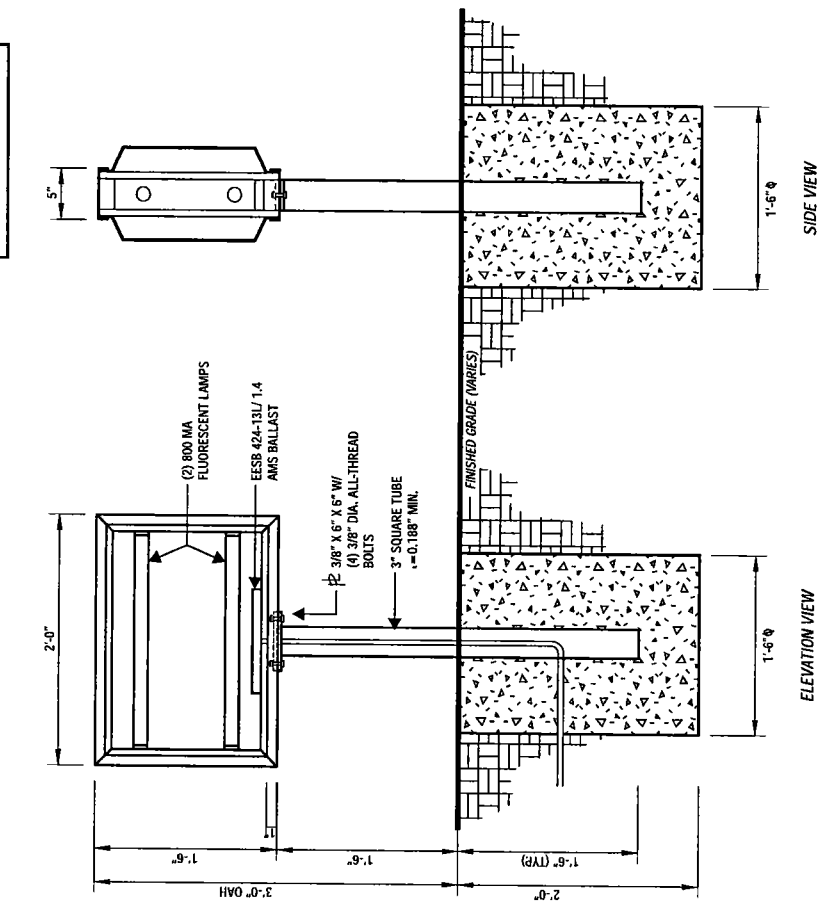
UPPER ARROW:	14.9 SQ FT
CABINET:	26.7 SQ FT
LOWER ARROW:	1.5 SQ FT
43.1 SQUARE FEET TOTAL AREA	

D/F MONUMENT SIGN @ 43.1 SQUARE FEET (TYP. OF 2)

C1
C2

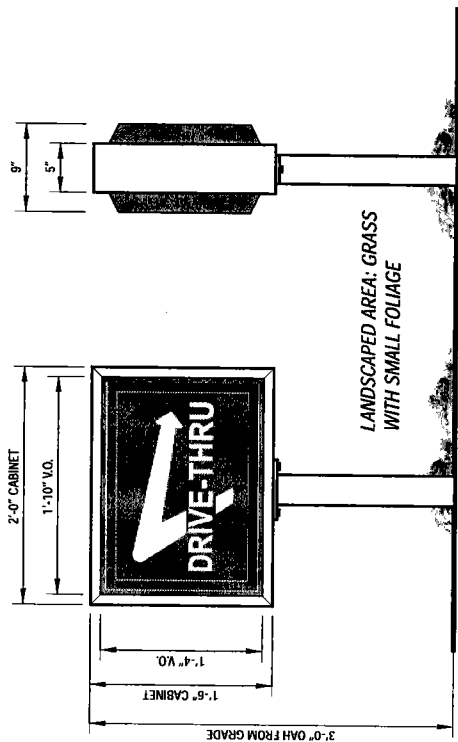
DESCRIPTION:

SCALE: 1/2" = 1'-0"



SIGN SPECIFICATIONS:

D/F INTERNALLY ILLUMINATED ALUMINUM DIRECTIONAL CABINET W/ FORMED FACES & ARROW. SIGN CABINET, RETAINERS PAINTED TO MATCH "BONE CHINA" SP 514 BY DUNN EDWARDS W/ SATIN FINISH. FORMED ACRYLIC PLASTIC FACES TO HAVE SECOND-SURFACE PAINTED GRAPHICS, BACKGROUND COLOR TO BE PAINTED INO 443 RED (25% CLEAR). LETTER COLOR TO BE PAINTED WHITE. ARROW TO BE PAINTED INO 413 YELLOW (25% CLEAR) - AS APPLIES. SIGN CABINETS TO BE ILLUMINATED W/ 800MA COOL WHITE LAMPS.

**SIDE B**

SIDE A



SIDE B



SIDE A

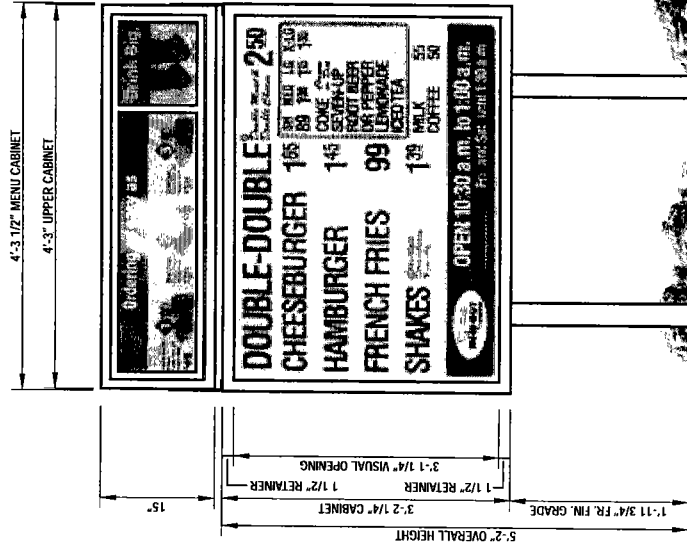
D/F INTERNALLY ILLUMINATED DIRECTIONAL SIGNS @ 3.0 SQUARE FEET

SIGN SPECIFICATIONS - PAGE 4G
IN-N-OUT BURGER

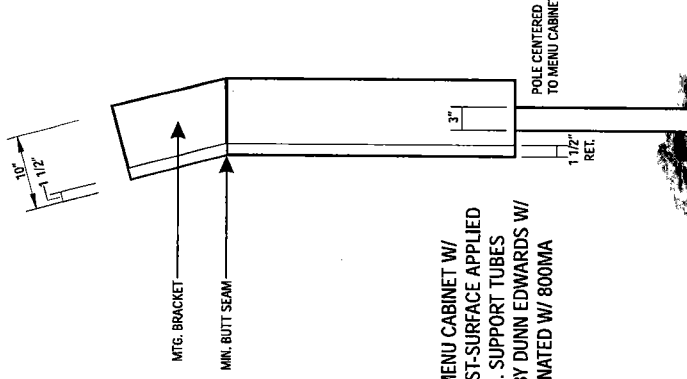
SIGN TYPES: **D1**

DESCRIPTION:
S/F INTERNALLY ILLUMINATED MENU
BOARD.

SCALE: 1/2" = 1'-0"



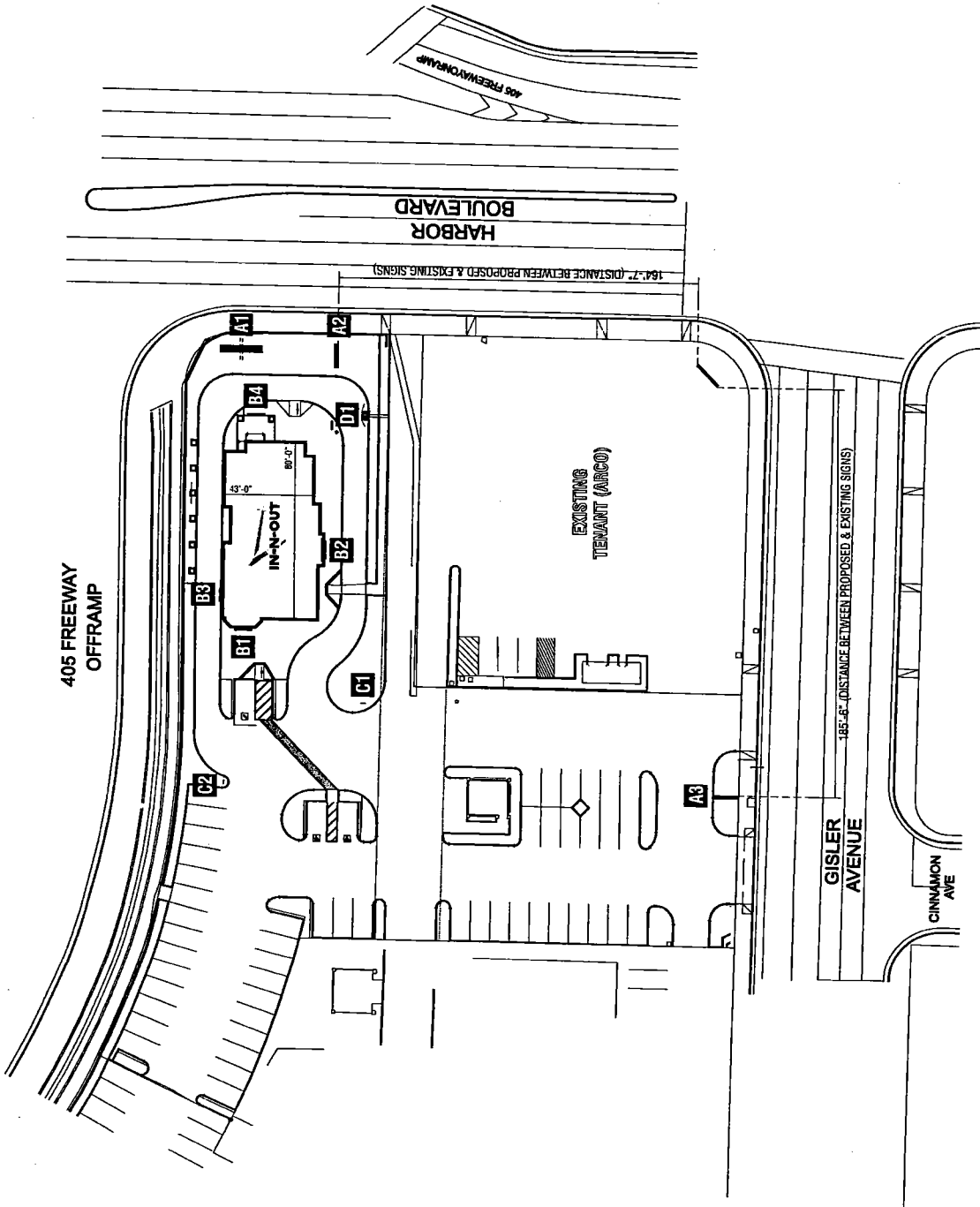
SIGN SPECIFICATIONS:
S/F INTERNALLY ILLUMINATED ALUMINUM MENU CABINET W/
WHITE ACRYLIC PLASTIC SIGN FACES & FIRST-SURFACE APPLIED
GRAPHICS. SIGN CABINET, RETAINERS & SQ. SUPPORT TUBES
PAINTED TO MATCH "BONE CHINA" SP 514 BY DUNN EDWARDS W/
SATIN FINISH. SIGN CABINETS TO BE ILLUMINATED W/ 800MA
COOL WHITE LAMPS.



S/F INTERNALLY ILLUMINATED MENU BOARD @ 12.8 SQUARE FEET

KEY

- A1** D/F INTERNALLY ILLUMINATED POLE SIGN
9'-0" X 26'-5" CABINET @ 75'-0" OA. HT.
(622.4 SQ. FT.)
- A2** D/F INTERNALLY ILLUMINATED MONUMENT
SIGN, 3'-0" X 9'-0" @ 8'-0" OA. HT. (71.2 SQ. FT.)
- A3** D/F INTERNALLY ILLUMINATED MONUMENT
SIGN, 3'-0" X 9'-0" @ 8'-0" OA. HT. (71.2 SQ. FT.)
- B1** S/F 6'-5 1/8" X 10'-6 1/8" INTERNALLY
ILLUMINATED WALL SIGN (45.7 SQ. FT.)
- B2** S/F 6'-3 1/8" X 10'-6 1/8" INTERNALLY
ILLUMINATED WALL SIGN (45.7 SQ. FT.)
- B3** S/F 4'-5 3/16" X 7'-5 3/8" INTERNALLY
ILLUMINATED WALL SIGN (22.2 SQ. FT.)
- B4** S/F 6'-3 1/8" X 10'-6 1/8" INTERNALLY
ILLUMINATED WALL SIGN (45.7 SQ. FT.)
- C1** S/F INTERNALLY ILLUMINATED DIRECTIONAL
DISPLAY ("DRIVE THRU") (3.0 SQ. FT.)
- C2** S/F INTERNALLY ILLUMINATED DIRECTIONAL
DISPLAY ("THANK YOU/DO NOT ENTER") (3.0 SQ. FT.)
- D1** S/F INTERNALLY ILLUMINATED MENU
BOARD (12.8 SQ. FT.)



SITE PLAN

SCALE: 1" = 50'-0"

AERIAL VIEW OF LOT

